

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: GPA-20175 - APPLICANT: FLETCHER JONES MANAGEMENT
GROUP, INC. - OWNER: FLETCHER JONES, SR. TRUST**

**** CONDITIONS ****

The Planning Commission (5-0-1/rt vote) and staff recommend APPROVAL

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application seeks to change the General Plan land use designation from SC (Service Commercial) to GC (General Commercial) on two separate parcels generally located on the north side of Alta Drive, west of Decatur Boulevard. These parcels are currently used as a part of an existing automobile dealership.

Parcel APN:138-36-713-029 maintains the proper zoning category of C-2 (General Commercial); however, parcel APN:138-36-713-028 is currently zoned R-3 (Multi-Family Residential). A request for a Rezoning from R-3 (Multi-Family Residential) to C-2 (General Commercial) has been filed in conjunction with this amendment request to change the existing zoning category.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
10/14/65	The City Planning Commission approved the Rezoning (Z-0058-65) of property legally described as the south 660 feet of the east 756 feet of the northeast half of section 36, Township 20 South, Range 60 MDB&M, and generally located on the northwest corner of Alta Drive and Decatur Boulevard from R-1 (Single Family Residential) to C-2 (General Commercial)
12/04/74	The City Council approved a request for Rezoning (Z-0049-74) on property generally located between Brush Street and South Decatur Boulevard, approximately 700 feet north of Alta Drive from R-1 (Single Family Residential) to C-2 (General Commercial) for the parking and storage of vehicles
03/21/07	The City Council tabled a request for a Rezoning (ZON-19129), Site Development Plan Review (SDR-18206) and Special Use Permit (SUP-19129).
04/12/07	The Planning Commission voted 5-0-1/rt to recommend APPROVAL (PC Agenda Item #48/lhm). The Planning Commission recommended approval of companion item ZON-19128 concurrently with this application.
<i>Related Building Permits/Business Licenses</i>	
10/03/01	Business License #A16-00136: "Bill Heard Chevrolet" For Auto Sales & Service. <u>NOTE</u> : This license is addressed to 444 S. Decatur Boulevard and is located on a separate parcel.
<i>Pre-Application Meeting</i>	
02/08/07	The applicant met with staff regarding the amendment of two parcels of an existing automobile dealership. The applicant was informed that both parcels require a Master Plan category of GC (General Commercial) to allow the proper zoning district of C-2. Applicant intends to remap lots via a Merger and Re-subdivision map and create a one lot commercial subdivision.

<i>Neighborhood Meeting</i>	
03/15/07	LV Municipal Golf Course, 4300 W. Washington-Meeting was held at 5:30pm with no members of the public attending. Applicant may hold another meeting at the end of the month.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	0.55

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Parking Lot for Automobile Dealership	SC (Service Commercial)	R-3 (Medium Density Residential)
North	James Downs Tower (Senior Apts)	H (High Density Residential) & GC (General Commercial)	R-5(Apartment) C-2 (General Commercial)
South	Alta Drive / Offices and Retail	SC (Service Commercial)	C-1 (Limited Commercial)
East	Parking Lot for Automobile Dealership	GC (General Commercial)	C-2 (General Commercial)
West	Undeveloped	SC (Service Commercial)	R-3 (Medium Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
A-O Airport Overlay District (175 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

A-O Airport Overlay District

The subject site is not affected by the 200-foot height restriction.

DEFINITIONS

SC (Service Commercial) The Service Commercial category allows low to medium intensity retail, office, or other commercial uses that serve primarily local area patrons, and do that do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, theaters, and other places of public assembly and public and semi-public uses. This category also includes offices either singly or grouped as office centers with professional and business services. The Service Commercial category may also allow mix-use development with a residential

GC (General Commercial) The General Commercial category generally allows retail, service, wholesale, office and other general business uses of a more intense commercial character. These uses may include outdoor storage or display of products or parts, noise, and lighting or other characteristics not generally considered compatible with adjoining residential areas without significant transition. Examples include new and used car sales, recreational vehicle and boat sales, car body and engine repair shops, mortuaries, and other highway uses such as hotels, motels, apartment hotels and similar uses. The General Commercial category allows Service Commercial uses, and may also allow mixed-use development with a residential component where appropriate.

ANALYSIS

The proposed land-use designation change is on two of five parcels which comprise an existing automobile dealership. The property is currently used as a part of a parking lot extending from the property to the east with a portion of an office structure located at the northwest end of APN: 138-36-713-028. The adjacent parcels already carry the General Commercial land-use designation. The change in the General Plan would allow the parcel to be rezoned to C-2 (General Commercial) to bring the site into compliance with the adjacent parcels, so the five parcels may be remapped as a one-lot commercial subdivision.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

- 1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The intensity of the General Commercial land-use designation is considered appropriate for this location. A portion of the north side and the entire eastern boundary of the property is adjacent to C-2 (General Commercial) zoned parcels.

2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

The zoning designations that would be allowed by the proposed General Plan Amendment would be appropriate for the area and allow the property to be rezoned to C-2 in conformance with the current use of the property as part of the existing automobile dealership.

3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

Site access is provided for via Alta Drive by cross-access agreements off of drive ways through the adjacent property to the east. As the two lots of this proposal are part of an anticipated 5-lot remapping of a single commercial subdivision with no anticipated construction, staff reasonably expects no change to site access, utilities, or any public facilities other than the status quo.

4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

The proposed amendment to General Commercial conforms to the current use of a Motor Vehicle dealership. Since there is no proposed construction affiliated with this project, there is no anticipated change to the existing use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

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ASSEMBLY DISTRICT 3

SENATE DISTRICT 3

NOTICES MAILED 229 by Planning Department

APPROVALS 0

PROTESTS 0